

ORDINANCE

A PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO SECTIONS 3-310, 4-603, 15-300 AND ADDING A NEW SECTION 5-1003 TO PERMIT INDOOR SPORTS/ACTIVITY CENTERS IN COMMERCIAL AND INDUSTRIAL PARK ZONING DISTRICTS AND THE PCID OVERLAY DISTRICTS

WHEREAS, on July 27, 2006, the Planning Commission initiated this text amendment; and

WHEREAS, on September 28, 2006, after a public hearing on August 31, 2006, the Planning Commission forwarded the proposed text amendment to the Board of Supervisors unanimously recommending approval; and

WHEREAS, on November 9, 2006, the Fauquier County Board of Supervisors held a public hearing on this amendment; and

WHEREAS, the adoption of this text amendment would be in the spirit of the Zoning Ordinance, consistent with public convenience, general welfare, and good zoning practices, consistent with the adopted Comprehensive Plan, and is in the best interest of the citizens of Fauquier County; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 9th day of November 2006, That Sections 3-310, 4-603, and 15-300 be, and are hereby, amended as follows:

3-310

See Page III-4 for Key																		
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	I-1	I-2
3-310 RECREATION AND AMUSEMENT (CATEGORY 10)																		
1. Private clubs	X	SP	SP	SP	SP	SP	SP	SP	SP				SP	P	P	SP		
2. Theatre, indoor	X												P	P	P	P		
3. Health club/spa	X												SP	SP	P	SP		
4. Bowling alley	X												SP	P	P			
5. Pool/Billiards/Amusement Arcade Facility	X												SP	SP	SP	SP		
6. Skating rink, ice or roller, non-spectator	X													P	P		SP	
7. Skating rink, ice or roller, spectator sports	X													SE	SE		SE	
8. Marina, dock or boating facility	X		SP	SP		SP	SP	SP	SP									
9. Dance hall	X													SP		SP		
10. Indoor sports/activity complex 25,000 sq. ft. or less	X												SP	SP	SP	SP	SP	
11. Indoor sports/activity complex greater than 25,000 sq. ft.	X												SE	SE	SE	SE	SE	

4-603 Principal Uses Permitted

The following principal uses shall be permitted, subject to designations of areas and sites for such uses in the approved Development Plan and subject to the use limitations set forth in Section 4-606 below:

Adult day care center
Agriculture, horticulture, forestry or fishery
Auction house
Bakery, commercial
Bank or financial institution
Barber/beauty shop
Business service and supply service establishments
Commuter parking lot
Conference or training center
Convenience stores
Contractors offices and shops
Continuing care facilities
Construction office
Day care, child care, or nursery
Distribution facility
Farmers market
Health and fitness center/spa
Indoor sports/activity centers
Laundry, dry cleaners, Laundromat
Manufacture, processing, fabrication and/or assembly of products such as,
but not limited to scientific and precision instruments, photographic
equipment, communication equipment, computation equipment,
drugs, medicines, pharmaceuticals, household appliances, toys,
sporting and athletic goods, die-cut paperboard and cardboard, glass
products made of purchased glass, electric lighting and wiring
equipment, service industry machines, lithographic and printing
processes, industrial controls, radio and TV receiving sets, watches
and clocks, bags and containers, sanitary paper products, optical
goods, electrical machinery, wireless communications
Medical care facility, major or minor
Meeting halls for social, fraternal, civic, public and similar organizations
Motor vehicle service and repair, light
Offices, administrative, business and professional
Place of worship
Plant nursery/greenhouse
Postal Service, overnight courier collection and overnight mail distribution
facility
Printing service
Private clubs

Public and quasi-public uses, including but not limited to post office, library, parks and recreation facilities, governmental office and service facilities, public safety facilities (fire and rescue, police)
Radio and television recording/broadcasting studio
Recycling drop off collection center, small
Repair service establishments
Research, experimental testing, or development activities
Restaurants
Schools, primary and secondary
Service Stations
Swimming/tennis/racquet facility
Technical schools, indoor and outdoor
Theater, indoor
Warehousing facilities
Water and sewer pumping stations
Wholesale trade establishments

5-1003 Additional Standards for Indoor Sports/Activity Centers

1. Accessory uses and facilities include coaching and teaching, parties, meetings, indoor events, eating establishments, game rooms, amusement machines, day care facilities, and pro shops. The issuing authority may place restrictions on such uses as appropriate for good zoning practices.

2. One parking space per two persons of maximum occupancy load plus one spot per employee shall be provided. If events are planned, the approving authority should consider increasing the required parking.

15-300 INDOOR SPORTS/ACTIVITY CENTER: A facility principally for indoor group activities including uses and facilities such as coaching and teaching, parties, meetings, indoor events, eating establishments, game rooms, amusement machines, day care facilities, and pro shops. Appropriate uses shall be permitted under this category regardless of whether otherwise permitted and regulated elsewhere in the Zoning Ordinance.